

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. A CHANGE IN ZONING DISTRICT DOES OCCUR WITHIN 500 FEET OF THE SUBJECT PROPERTY. THREE PROPERTIES ARE LISTED AS COMMERCIAL DISTRICTS. TWO ARE ZONED AS A NEIGHBORHOOD BUSINESS (CN) THEY ARE 903 AND 915 WALTHAM STREET. THE THIRD 922 WALTHAM STREET IS LISTED AS A PLANNED COMMERCIAL DISTRICT (CD) WHILE THE REMAINDER OF THE PROPERTIES ARE WITHIN THE SINGLE FAMILY (RO) DISTRICT.
3. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE FAMILY DWELLINGS. THE EXCEPTIONS ARE A CONDOMINIUM AND APARTMENT COMPLEX IMMEDIATELY TO THE WEST OF THE SUBJECT PROPERTY, TEMPLE EMUNAH TO THE NORTH, A DAY CARE, OFFICE BUILDING AND A GAS STATION TO THE SOUTH WEST.

331 CONCORD AVENUE (ASSESSOR'S MAP 10 - LOTS 31A 31B & 31C ASSESSOR'S MAP 9 - LOTS 11B) SKETCH SUBDIVISION PLAN SET

IN ACCORDANCE WITH SECTION 135-6.9.3 OF THE LEXINGTON
ZONING BY LAW

LOCATED IN
LEXINGTON, MASSACHUSETTS

DATE: APRIL 22, 2016
REVISED: JUNE 10, 2016

APPLICANT:

DOUG ORR
ORR HOMES LLC
35 BEDFORD STREET SUITE 4,
LEXINGTON, MASSACHUSETTS 02420

RECORD OWNERS:

RLR REALTY TRUST
TRUSTEE RICHARD CANNIZZO
331 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS 02420
-DEED BOOK 59997, PAGE 561 *

RONALD & RICHARD CANNIZZO
331 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS 02420
-DEED BOOK 51298, PAGE 522 *

PREPARED BY:

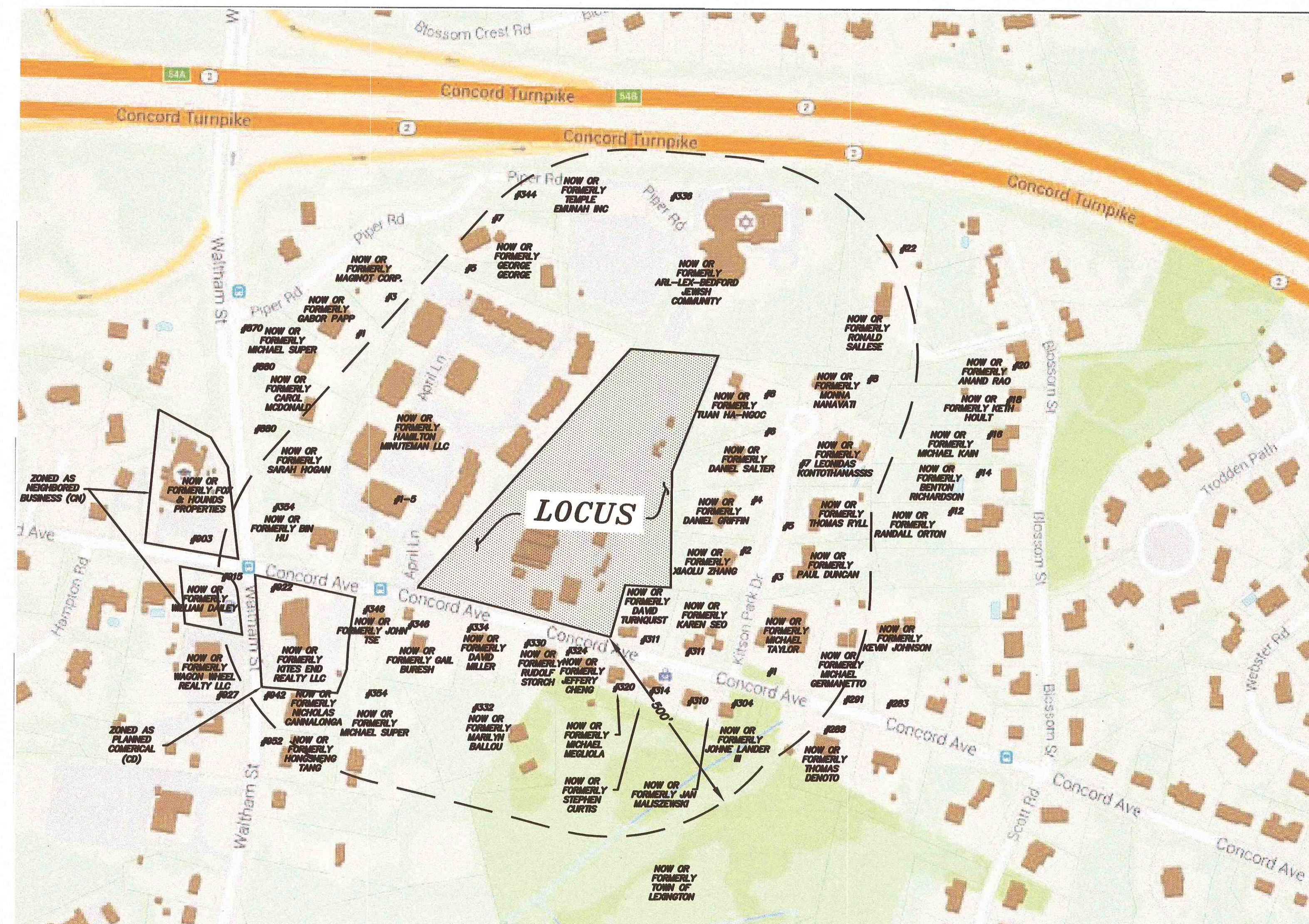
 **MERIDIAN
ASSOCIATES**
500 CUMMINGS CENTER SUITE 5950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

LANDSCAPE ARCHITECT

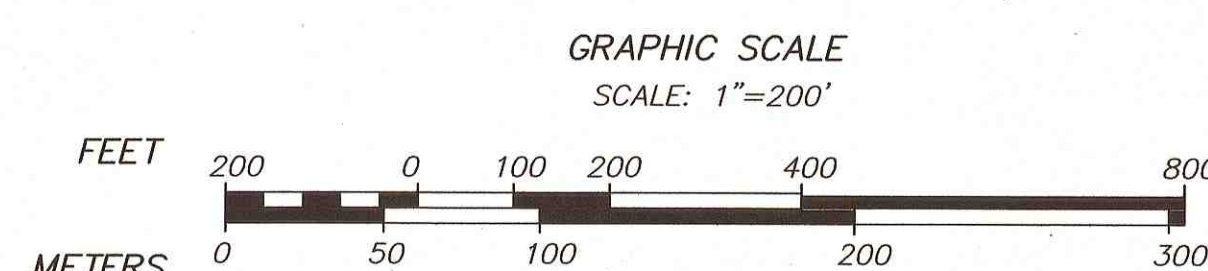
GARY LARSON RLA
6 WADMAN CRICLE
LEXINGTON MA 02420

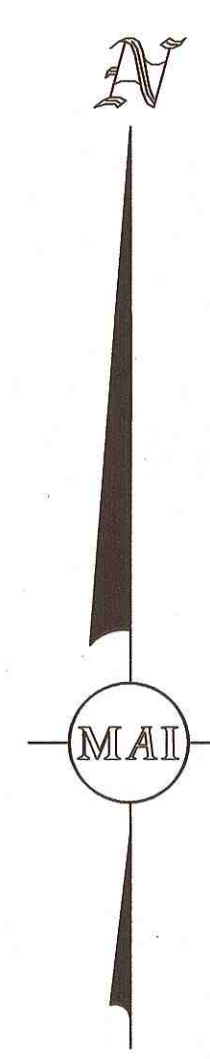
DRAWING INDEX:

SHEET 1	COVER SHEET & LOCUS CONTEXT MAP
SHEET 2	SITE ANALYSIS MAP
SHEET 3	PROOF PLAN
SHEET 4	BALANCED HOUSING DEVELOPMENT PLAN
SHEET 5	DENSITY CONTEXT MAP



LOCUS CONTEXT MAP:





- LEGEND:**
- H.P. HIGH POINT
 - L.P. LOW POINT
 - DIRECTION OF OVERLAND FLOW
 - 15-25% SLOPES
 - 25-40% SLOPES
 - >40% SLOPES
 - ESHGW ESTIMATED SEASONAL HIGH GROUND WATER
 - SOIL TYPE DIVIDE

RECORD OWNERS:
RLR REALTY TRUST
TRUSTEE RICHARD CANNIZZO
331 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS 02420
-DEED BOOK 59997, PAGE 561 *

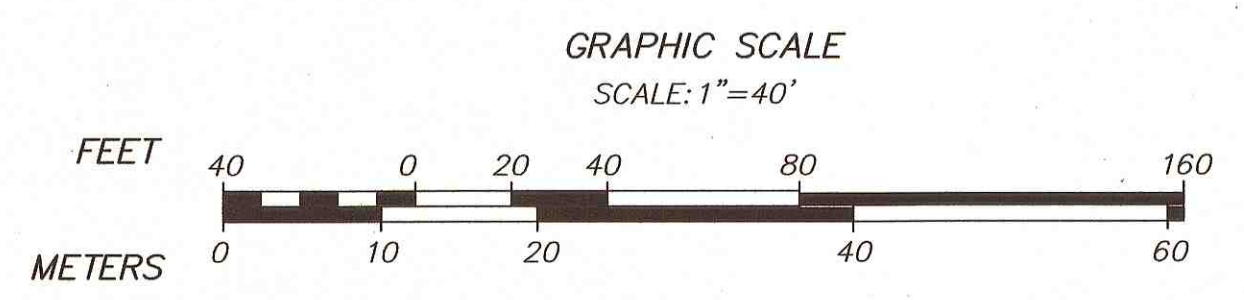
APPLICANTS:
DOUG ORR
ORR HOMES LLC
35 BEDFORD STREET SUITE 4
LEXINGTON, MASSACHUSETTS 02420

*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

- NOTES:**
- THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
 - THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
 - THE SUBJECT PROPERTIES DEPICTED ARE LOCATED WITHIN THE RO ZONING DISTRICT.
 - THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 31A, 31B AND 31C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 10 AND LOT 11B ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 9.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
 - THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 2501700411E DATED JUNE 4, 2010.
 - THE SOURCE OF NOISE AFFECTING THE SITE AND ADJUTING SITES IS THE TRAFFIC FLOW ALONG KITSON PARK DRIVE AND CONCORD AVENUE.
 - THERE ARE NO HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES LOCATED ON THE SITE.

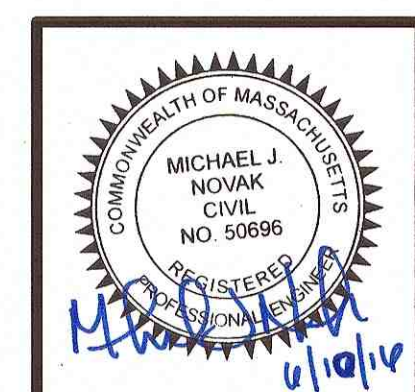
SOILS INFORMATION:
SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS, URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL TYPE	HYDROLOGIC SOIL GROUP	TYPICAL DEPTH TO ESHGW
NARRAGANSETT-HOLLIS-ROCK OUTCROP COMPLEX	GROUP A	MORE THAN 80"
HOLLIS-ROCK OUTCROP-CHARLTON COMPLEX	GROUP D	MORE THAN 80"



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	6/10/16	NO REVISIONS TO THIS SHEET	MAC	MJN



331 CONCORD AVENUE
SITE ANALYSIS MAP
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC

SCALE: 1"= 40' DATE: APRIL 22, 2016

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447 WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

SHEET No. 2 OF 5 PROJECT No. 5868

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 1.35-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
2. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
3. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED WITHIN THE RO ZONING DISTRICT.
4. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 31A, 31B AND 31C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 10 AND LOT 11B ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 9.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
6. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0411E DATED JUNE 4, 2010.

MINOR RESIDENTIAL STREET:

NUMBER OF DWELLING UNITS SERVED: 7 PROPOSED
WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)
MINIMUM PAVEMENT WIDTH: 20' (20' REQUIRED)
MAXIMUM GRADE: 8% (MAX. PERMITTED: 8%)
MAXIMUM GRADE WITHIN 75' OF INTERSECTIONS: 2% (MAX. PERMITTED 2%)
PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')
LENGTH OF RIGHT-OF-WAY: 650'± (MAX. PERMITTED: 650')

TABLE OF DIMENSIONAL REQUIREMENTS:

ZONE: RO

ITEM	REQUIREMENT
MIN. LOT AREA	30,000 S.F.
MIN. FRONTAGE	150'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'

GROSS FLOOR AREA (GFA) CHART
FOR A SITE SENSITIVE DEVELOPMENT
AT 331 CONCORD AVE

LOT #	MAX. ALLOWABLE GFA (S.F.)
LOT 1	9,735
LOT 2	9,366
LOT 3	9,408
LOT 4	9,378
LOT 5	9,358
LOT 6	10,552
LOT 7	11,984
TOTAL	69,625

TABLE OF DEVELOPMENTAL DATA

TOTAL ASSESSED LAND AREA OF DEVELOPMENT	6.22 AC. (MAP 10, LOT 31A-C & MAP 9, LOT 11B)
TOTAL CALCULATED LAND AREA OF DEVELOPMENT	238,507± SF (MAP 10, LOT 31A-C & MAP 9, LOT 11B) (SEE NOTE BELOW)
TOTAL ONSITE DEVELOPABLE SITE AREA	238,507± SF
TOTAL AREA WITHIN PROPOSED ROW	31,952± SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROWS	21,333± SF
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (238,507 - 31,952) = 206,555 SF	
206,071 SF x 0.12 = 24,787 SF	
24,787 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (24,787 + 21,333) = 46,120 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT OR A SITE SENSITIVE DEVELOPMENT = 46,120 SF.	

NOTE:
THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOT ARE BASED OFF
THE TOWN OF LEXINGTON ONLINE GIS MAPPING SYSTEM. THESE AREAS ARE SUBJECT TO
MODIFICATION PRIOR TO A DEFINITIVE SUBDIVISION APPLICATION.

SPECIAL PERMIT SUBDIVISION CALCULATIONS

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	VARIES (SEE GFA CHART)	7	46,120	18,590	NOT REQUIRED
BALANCED HOUSING	50,400	NO LIMIT*	46,120	NO LIMIT	78,707
PUBLIC BENEFIT	60,480	NO LIMIT**	55,344***	NO LIMIT	78,707

* 25% OF UNITS MUST HAVE GFA ≤2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤3,500 SF.

** SAME GFA LIMITS AS BALANCED HOUSING PLUS 10% OF TOTAL UNITS MUST BE AFFORDABLE HOUSING.

*** 20% GREATER THAN THAT ALLOWED IN AN SSD OR BHD

331 CONCORD AVENUE
SKETCH PROOF PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC
SCALE: 1" = 40' DATE: APRIL 22, 2016

MERIDIAN
ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 3 OF 5 PROJECT No. 5868

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	6/10/16	NO REVISIONS TO THIS SHEET	MAC	MJN

5686-DWG. 331 Concord Ave Sketch

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
2. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED WITHIN THE RO ZONING DISTRICT.
3. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 31A, 31B AND 31C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 10 AND LOT 11B ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 9.
4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
5. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0411E DATED JUNE 4, 2010.



SPECIAL PERMIT SUBDIVISION CALCULATIONS

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	VARIES (SEE GFA CHART)	7	47,190	21,294	NOT REQUIRED
BALANCED HOUSING	50,400	NO LIMIT*	47,190	NO LIMIT	78,707
PUBLIC BENEFIT	60,480	NO LIMIT**	56,628***	NO LIMIT	78,707

* 25% OF UNITS MUST HAVE GFA ≤2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤3,500 SF.
** SAME GFA LIMITS AS BALANCED HOUSING PLUS 10% OF TOTAL UNITS MUST BE AFFORDABLE HOUSING.
*** 20% GREATER THAN THAT ALLOWED IN AN SSD OR BHD

331 CONCORD AVENUE
BALANCED HOUSING DEVELOPMENT
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC
SCALE: 1" = 40' DATE: APRIL 22, 2016

 **MERIDIAN ASSOCIATES**

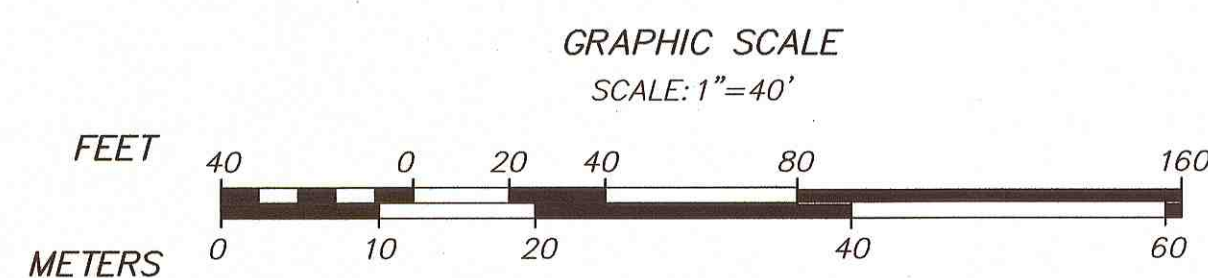
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

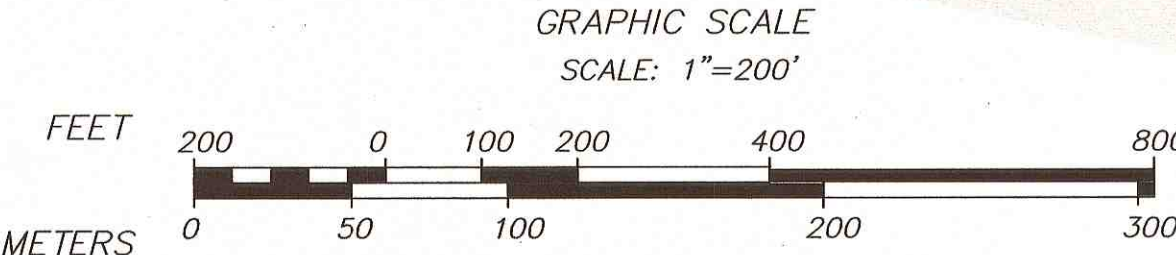
SHEET No. 4 OF 5 PROJECT No. 5868

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	6/10/16	REVISE BHD LAYOUT	MAC	MUN

5686-BHD2





REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	6/10/16	REVISE BHD LAYOUT	MAC	MUN

331 CONCORD AVENUE
DENSITY CONTEXT MAP
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC
SCALE: 1" = 200' DATE: APRIL 22, 2016

 **MERIDIAN ASSOCIATES**
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447 WWW.MERIDIANASSOC.COM
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

SHEET No. 5 OF 5 PROJECT No. 5868